

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

**Showers City Hall
McCloskey Room
Thursday April 14, 2011
4:00 P.M.
AGENDA**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
- V. DEMOLITION DELAY**
 - A. 1309 East 2nd Street Partial, Representative Chad Vencel Owners: Ruth and John Simon
Rear addition : removal of walls and roof
 - B. 1411 South Lincoln Partial, Representative John Pritchett Owners Denunzio and Metzler
Rear addition: removal of walls and roof shape.
 - C. 1001 South Washington Partial, Representative Russ Herndon, Owner: Judith Sylvester
Demolition and replication of rear mudroom with 2' expansion
- VI. NEW BUSINESS**
 - A. Replacement of Kappa Alpha Psi commemorative plaque
- VII. OLD BUSINESS**
 - A. Prospect Hill Conservation District Vote: Council Action April 6
 - B. Discussion of Drafts: Meeting Process (Tutorial)
 - C. Downtown Plan Revision update
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, May 12, 2011 at 4:00 p.m. in the McCloskey Room

Posted: April 7, 2011

Partial Demolition
1309 East Second Street

4-4-11
Owners John and Ruth Simon
Representative John Pritchett

Elm Heights Historic District
105-055-76080 C 1309 House; Arts and Crafts/ Dormer Front Bungalow, c.1920

Construction of a rear two level addition including removal of walls and roofs.
Expansion of a front shed roof dormer to three windows.



This is a brick bungalow with arcaded porch and central symmetry. The porch roof slopes continuously from the main gable and contains a paired window shed roof dormer. The dormer is not original. The owner attended the March meeting of the Commission to discuss their plans for



a large addition. The lot is slightly substandard and is constrained by a shared driveway on the east and a large tree on the west. The streetscape is fairly congested with closely spaced housing at this location.

A couple of proposals for the addition were discussed in a preliminary way at the March meeting, at staff's request. These proposals directly impacted the front façade, either by a second floor or a side addition. The design has been modified and the new plan adds considerable square footage to the rear of the building, but preserves the symmetry of the front.

The house is located within the Elm Heights district (see map) but is also across the street from areas that were omitted in the last survey. The houses on the south side of Second Street are demonstrably newer, including ranches and modified homes dating from the 1950's. Some of these may now be considered worthy of survey.



Rear: Location of addition.

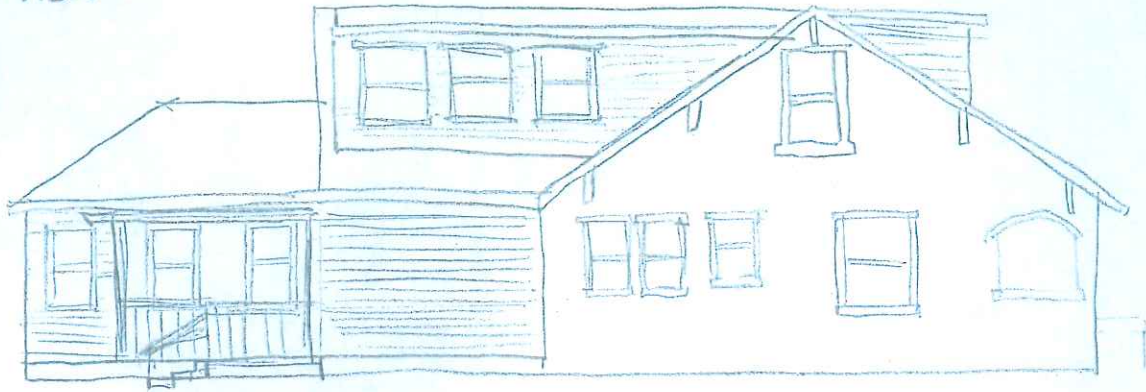


Existing Front Dormer- not historic

Sample shed roof dormer addition on another house.

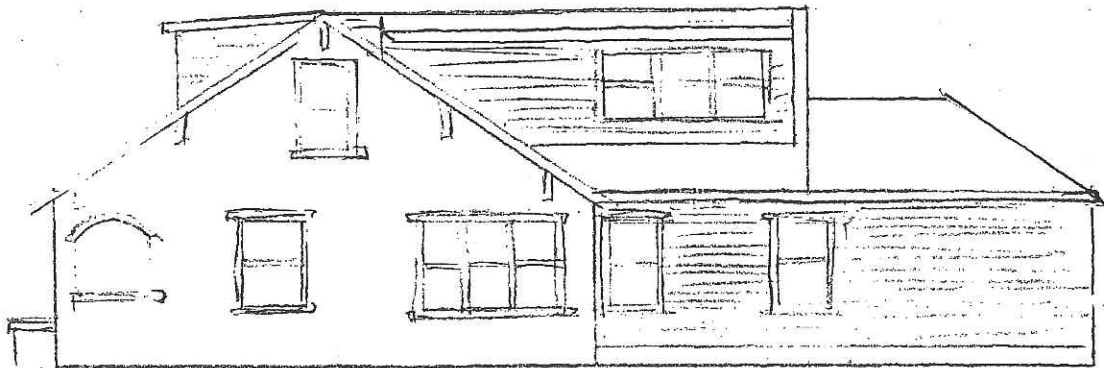


WEST VIEW



West Elevation showing brick principal house and addition of cement board.

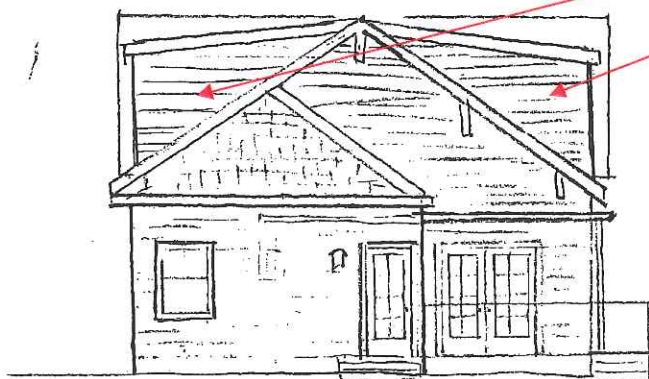
EAST VIEW



Towards shared drive

Winged rear shed dormer

NORTH VIEW



Rear

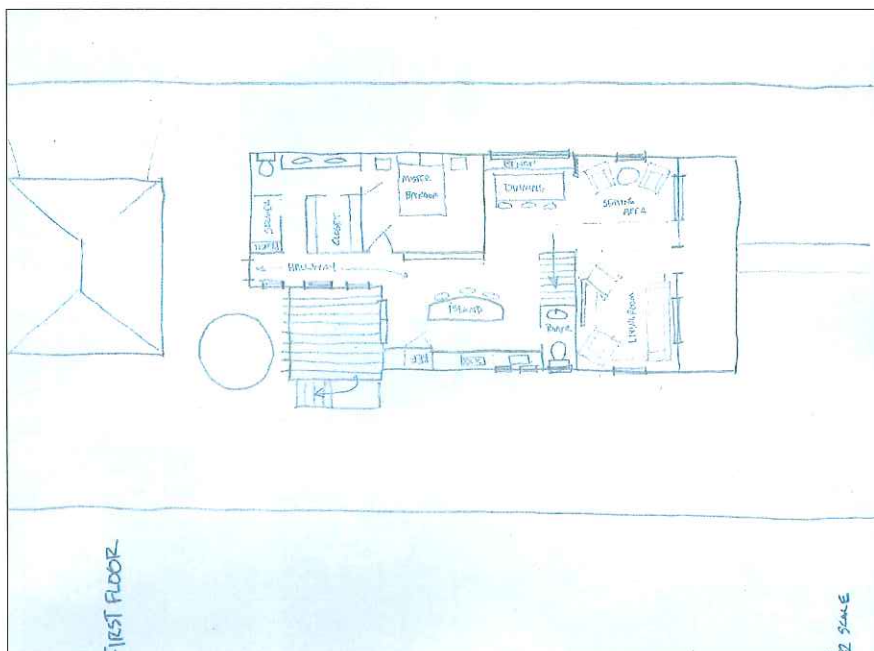
The two story addition is about 29 x 18'. The addition roof, brought off the rear of the house, steps down to a hipped single story addition (18x17'). The two story level is designed with paired dormers winging away from the gable.



Illustration of an original side dormer on another house in the neighborhood that allows a head room of the second floor.



The gazebo will be retained and relocated from its current location, to the rear of the addition.



First Floor Plan

Partial Demolition
1411 South Lincoln

Representative John Pritchett

Construction of a rear addition causing removal of a mudroom and rear wall

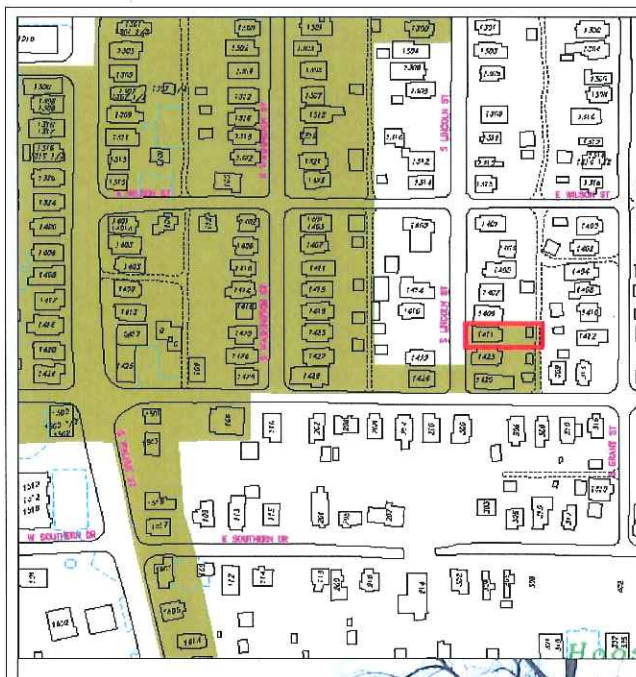
4-4-11

Owner: Denunzio and Metzler

Monon Study Area

105-055-84068 C

1411 House; Arts and Crafts/ California Bungalow, c.1925



This is a contributing bungalow located on the far east boundary of the Monon Study Area in the 2001 survey. It is an edge property and properties located to the north are not included in either the Monon Study Area or the newer survey of Bryan Park. Staff questions the classification as a California Bungalow. This is an unusual configuration, not quite a dormer front and not quite a front gabled (California) bungalow. It resembles in some ways, the airplane form, but it is more symmetrical and doesn't really fit that classification either.

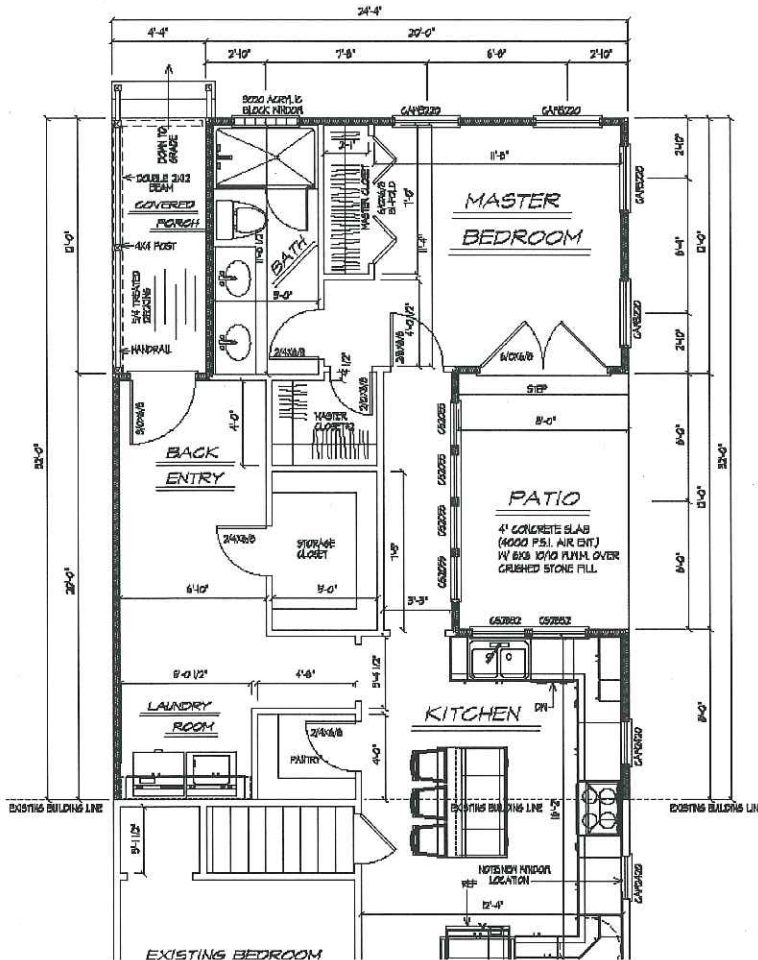


The house is aluminum sided but maintains good integrity otherwise, with arts and crafts divided light windows and a limestone porch. The house is situated above grade with a limestone wall embankment that is consistent down the street. The grouping of bungalows is

closely spaced with buildings located no more than 9-12 feet from one another. There is very little visibility to the rear of this house. The addition is 24' 4" by 32' which adds about 770 square feet. It will remove a single story mudroom that covers most of the

rear of the property. The current plan is to match the dimension of the cement board siding to the aluminum siding. This is being done to contain costs. The windows will be vinyl but mimic the divided lights on the Arts and Crafts section of the original house.

The plan extends a rear roof line, steps down and then back up with aligned gables in order to add a master bedroom, bath, laundry room, closet, and extends the kitchen. The plan also includes a side patio and rear covered entry.



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SOUTH ELEVATION

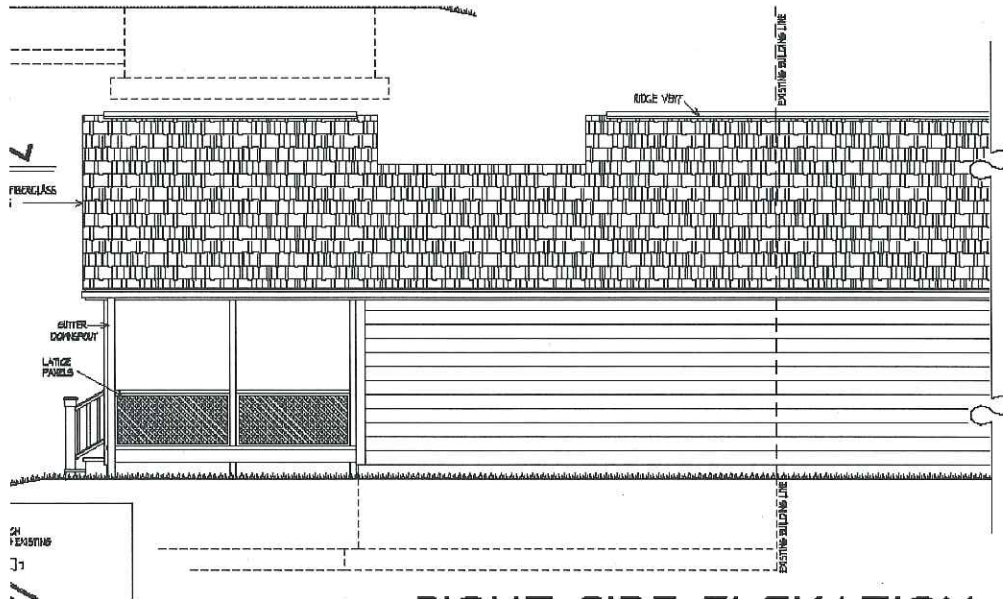
This floor plan illustrates the extent of the additions and provides directional information.

The south elevation below shows the master bedroom, and patio. The unusual ribbon window configuration beside the patio area will be virtually invisible except to the house next door. The other, smaller windows carry on the arts and crafts configuration. These kinds of windows are usually seen on either side of a fireplace, here they are used to bring light into the kitchen and allow privacy in the bedroom.



South elevation

The north side of the house has no new fenestration and there is a rear entrance with a covered porch.



The rear (east) elevation shows a small covered porch entry and elevated windows along the master bedroom that will be visible from the alley.

The lap siding will be fiber cement board. The contractors are providing an option to the owners of either matching the width of the existing aluminum siding or entirely removing and replacing the aluminum with cement board. Windows haven't been selected.



Partial Demolition
1001 South Washington

4-5-11
Owner: Judith Sylvester
Representative Russ Herndon

Demolition and Reconstruction of a mudroom with a 2 foot expansion.

105-055-83031 N 1001 House; Craftsman/ Cross Gable Bungalow, c.1915



This is a notable bungalow located on the corner of Allen and South Washington at the southern boundary of the Bryan Park Study Area. The classification suggests the level of architectural integrity. The house has open eave brackets, purlins, vertical board frame detailing and original arts and crafts windows.

The request is to remove and replicate a mudroom, which now rests on sagging piers. The new foundation will be limestone veneer to match the existing foundation and the siding will be poplar.



The footprint will expand slightly to 10 x 15'4." The windows will replicate the existing sash, but will be Pella thermal pane wood with profiles on either side. The all-weather room will be an expansion of the kitchen.



The existing mudroom sits on piers which are covered with a wood skirt. It is not weatherized. The new design will replicate the look of the carpentry details and fenestration but will be set on a limestone veneer foundation. The new siding will be poplar. New

windows will replicate the look of the existing windows will be Pella thermal pane wood windows with attached muntins (on both sides) and an internal grid to imitate true divided lights. The existing footprint will be expanded 2 feet to the east.

